

**Disclosure Statement Concerning Beneficial Interests as
Required by Article 80, section 80B-8, of the Boston Zoning Code for the
Hotel Tower, a Project Component of The Hub on Causeway Project
(formerly known as the Boston Garden Project)**

- (1) Name of Project Component: The Hotel Tower, a Project Component of The Hub on Causeway Project (formerly known as the Boston Garden Project)
- (2) Location: The Hub on Causeway Project Site (formerly known as the Boston Garden Project Site), located at 80 Causeway Street, was subdivided into separate air rights parcels as shown on a plan entitled "The Hub on Causeway, North Station, Causeway Street, Boston, Massachusetts" prepared by VHB, dated July 7, 2016, recorded with the Suffolk County Registry of Deeds on November 28, 2016 in Plan Book 2016, Page 534 (the "**Air Rights Plan**"). The Hotel Tower is to be constructed within the Hotel Tower Parcel more particularly described in Exhibit A attached hereto and shown on the Air Rights Plan (the "**Hotel Tower Parcel**").
- (3) Applicants/Owners: The Project Applicants are Boston Garden Development Corp. and Boston Properties Limited Partnership. The Owner of the Hotel Tower Parcel is Hotel Tower Owner, LP, a Delaware limited partnership, the owner of fee title to the Hotel Tower Parcel (the "**Hotel Tower Owner**").
- (4) The undersigned hereby states, under penalties of perjury and in compliance with the provisions of Article 80, Section 80B-8, of the Boston Zoning Code, that: the true names and addresses of all Persons who have a Beneficial Interest (including the amount of their Beneficial Interest accurate to within one-tenth of one percent if such interest exceeds one percent) in the Hotel Tower Parcel are listed in Exhibit B attached hereto.
- (5) The undersigned also acknowledges and states that except as stated below, none of the individuals listed in Exhibit B is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.
- (6) The undersigned hereby states, under the penalties of perjury, that the names and addresses of all firms and professional corporations employing attorneys, real estate brokers, architects, engineers, planners, or surveyors, and all other agents who have acted on behalf of any of the foregoing with respect to the application for Zoning Relief on the above-listed property are listed below in compliance with the provisions of Article 80, Section 80B-8, of the Boston Zoning Code.

2017 NOV 30 PM 12:37
BOSTON, MA

UPDATED LIST OF NAMES AND ADDRESSES OF ALL FIRMS AND PROFESSIONAL CORPORATIONS, AND AGENTS ASSOCIATED WITH THE PROJECT

Architect:	Gensler Architects 1 Beacon Street Boston, MA 02108 (617) 619-5700 Contact: Doug Gensler
Structural:	LeMessurier Consultants 1380 Soldiers Field Road Boston, MA 02135 (617) 868-1200 Contact: William Lovallo, P.E.
Environmental Permitting:	Epsilon Associates, Inc. 150 Main Street, P.O. Box 700 Maynard, MA 01754-0700 (978) 461-6219 Contact: Peggy Briggs
Transportation:	Vanasse & Associates, Inc. 10 New England Business Center Dr. Suite 314 Andover, MA 01810 (508) 414-7924 Contact: Jeffrey S. Dirk, P.E.
Civil Engineer:	Vanasse Hangen Brustlin, Inc. 99 High Street, 10 th Floor Boston, MA 02110 (617) 728-7777 Contact: Howard Moshier
MEP Engineer:	Consentini Associates Building 200, 2nd Floor One Kendall Square, Suite B2204 Cambridge, MA 02139-1571 (617) 494-9090 Contact: Robert Leber

Landscape:	<p>Copley Wolff Design Group 160 Boylston Street 3rd Floor Boston, MA 02116 (617) 654-9000 Contacts: Lynn Wolff; John Copley</p>
Code Consultant:	<p>Hughes Associates 5 Mount Royal Avenue 3rd Floor Marlborough, MA 01752-1900 (508) 624-7766 Contact: Eric Cote, P.E.</p>
Geotechnical:	<p>Haley & Aldrich, Inc. 465 Medford Street, Suite 2200 Charlestown, MA 02129 (617) 886-7326 Contact: Mark Haley</p>
Tax Consultant:	<p>Marvin F. Poer and Company 31 State Street, 9th Floor Boston, MA 02109 (617) 720-0182 Contact: John Ryder</p>
Community Outreach:	<p>Exclusive Real Estate 10 Derne Street Boston, MA 02114 (617) 263-1157 Contact: Harry R. Collings</p>
Sustainability Consultant:	<p>The Green Engineer 50 Beharrell Street Concord, MA 01742 (978) 369-8978 Contact: Christopher Schaffner</p>
Wind Consultant:	<p>RWDI 650 Woodlawn Road West Guelph, Ontario, Canada N1K 1B8 (519) 823-1311 Contact: Derek R. Kelly</p>

Legal:

Goodwin Procter LLP
100 Northern Avenue
Boston, MA 02210
(617) 570-1371
Contact: Martin R. Healy

[Signatures on following pages]

SIGNED under the penalties of perjury as of this 21st day of November, 2017.

HOTEL TOWER OWNER, LP, a Delaware limited partnership

By: HOTEL TOWER OWNER GP, LLC, a Delaware limited liability company, its general partner

By: HOTEL TOWER DEVELOPER LLC, a Delaware limited liability company

Members:

BP HOTEL JV MEMBER LLC, a Delaware limited liability company

By: BOSTON PROPERTIES LIMITED PARTNERSHIP, a Delaware limited partnership, its sole member and manager

By: BOSTON PROPERTIES, INC., a Delaware corporation, its general partner

By: 

Name: Michael Cantalupo

Title: SVP - Development

BOSTON GARDEN HOTEL TOWER LLC, a Delaware limited liability company

By: BOSTON GARDEN DEVELOPMENT CORP., a Massachusetts corporation, its member

By: _____

Name: _____

Title: _____

SIGNED under the penalties of perjury as of this 29th day of November, 2017.

HOTEL TOWER OWNER, LP, a Delaware limited partnership

By: HOTEL TOWER OWNER GP, LLC, a Delaware limited liability company, its general partner

By: HOTEL TOWER DEVELOPER LLC, a Delaware limited liability company

Members:

BP HOTEL JV MEMBER LLC, a Delaware limited liability company

By: BOSTON PROPERTIES LIMITED PARTNERSHIP, a Delaware limited partnership, its sole member and manager

By: BOSTON PROPERTIES, INC., a Delaware corporation, its general partner

By: _____
Name: _____
Title: _____

BOSTON GARDEN HOTEL TOWER LLC, a Delaware limited liability company

By: BOSTON GARDEN DEVELOPMENT CORP., a Massachusetts corporation, its member

By: Janice R. Taylor
Name: Janice R. Taylor
Title: Secretary

EXHIBIT A

LEGAL DESCRIPTION OF THE HOTEL TOWER PARCEL

Hotel Tower Parcel

Those certain four parcels shown on a plan entitled "The Hub On Causeway, North Station, Causeway Street, Boston, Massachusetts", prepared by VHB, dated July 7, 2016, Scale 1"=30' (the "Plan") situated on land located northerly of Causeway Street, and westerly of the private right-of-way known as Legend's Way in the City of Boston, County of Suffolk, Commonwealth of Massachusetts, bounded and described as follows:

Hotel Parcel (Shown on Sheet Sv-4 of said Plan)

The Parcel consisting of the volume of space commencing at and lying at and above the grade of 98.0 feet (the "Lower Elevation") and extending to elevation 126.0 feet (the "Upper Elevation"), all based on "mean sea level" as defined by the National Geodetic Vertical Datum of 1929, within the vertical planes of the perimeter of the above described parcel; in no event shall the within parcel extend below the Lower Elevation.

Commencing at a point on the northerly sideline of Causeway Street and the westerly sideline of the Legend's Way Parcel, then southwesterly along the northerly sideline of Causeway Street 187.54 feet to a point, then northwesterly through the Former Garden Parcel approximately 34 feet to the point of beginning, said point being the southeasterly corner of the described parcel; thence running

Southwesterly	a distance of approximately one hundred fifty eight feet (158'±) to a point; thence running
Northwesterly	a distance of approximately seven feet (7'±) to a point; thence running
Northeasterly	a distance of approximately zero and four tenths feet (0.4'±) to a point; thence running
Northwesterly	a distance of approximately four feet (4'±) to a point; thence running
Northeasterly	a distance of approximately five feet (5'±) to a point; thence running
Northwesterly	a distance of approximately thirteen feet (13'±) to a point; thence running
Southwesterly	a distance of approximately twenty two feet (22'±) to a point; thence running
Northwesterly	a distance of approximately forty nine feet (49'±) to a point; thence running

Northeasterly a distance of approximately one hundred seventy four feet (174'±) to a point; thence running

Southeasterly a distance of approximately seventy three feet (73'±) to the point of beginning.

The above described parcel contains 12,286 S.F. according to said Plan.

Hotel Parcel (Shown on Sheet Sv-5 of said Plan)

The Parcel consisting of the volume of space commencing at and lying at and above the grade of 126.0 feet (the "Lower Elevation") and extending to elevation 157.33 feet (the "Upper Elevation"), all based on "mean sea level" as defined by the National Geodetic Vertical Datum of 1929, within the vertical planes of the perimeter of the above described parcel; in no event shall the within parcel extend below the Lower Elevation.

Commencing at a point on the northerly sideline of Causeway Street and the westerly sideline of the Legend's Way Parcel, then southwesterly along the northerly sideline of Causeway Street 187.54 feet, then northwesterly approximately 57 feet through the Former Garden Parcel to the point of beginning, being the southeasterly corner of the described parcel; thence running

Southwesterly a distance of approximately one hundred fifty two feet (152'±) to a point; thence running

Northwesterly a distance of approximately zero and two tenths feet (0.2'±) to a point; thence running

Southwesterly a distance of approximately one foot (1'±) to a point; thence running

Northwesterly a distance of approximately zero and four tenths feet (0.4'±) to a point; thence running

Southwesterly a distance of approximately twenty four feet (24'±) to a point; thence running

Northwesterly a distance of approximately twenty feet (20'±) to a point; thence running

Northeasterly a distance of approximately two feet (2'±) to a point; thence running

Northwesterly a distance of approximately thirty two feet (32'±) to a point; thence running

Northeasterly a distance of approximately twenty feet (20'±) to a point; thence running
Northwesterly a distance of approximately one foot (1'±) to a point; thence running

Northeasterly a distance of approximately one hundred fifty five feet (155'±) to a point; thence running

Southeasterly a distance of approximately fifty four feet (54'±) to the point of beginning.

The above described parcel contains 9,492 S.F. according to said Plan.

Hotel Parcel (Shown on Sheet Sv-6 of said Plan)

The Parcel consisting of the volume of space commencing at and lying at and above the grade of 157.33 feet (the "Lower Elevation") and extending to elevation 215.5 feet (the "Upper Elevation"), all based on "mean sea level" as defined by the National Geodetic Vertical Datum of 1929, within the vertical planes of the perimeter of the above described parcel; in no event shall the within parcel extend below the Lower Elevation.

Commencing at a point on the northerly sideline of Causeway Street and the westerly sideline of the Legend's Way Parcel, then southwesterly along the northerly sideline of Causeway Street 187.54 feet, then northwesterly approximately 57 feet through the Former Garden Parcel to the point of beginning, being the southeasterly corner of the described parcel; thence running

Southwesterly a distance of approximately one hundred fifty two feet (152'±) to a point; thence running

Northwesterly a distance of approximately zero and two tenths feet (0.2'±) to a point; thence running

Southwesterly a distance of approximately one foot (1'±) to a point; thence running

Northwesterly a distance of approximately zero and four tenths feet (0.4'±) to a point; thence running

Southwesterly a distance of approximately twenty four feet (24'±) to a point; thence running

Northwesterly a distance of approximately twenty feet (20'±) to a point; thence running

Northeasterly a distance of approximately two feet (2'±) to a point; thence running

Northwesterly a distance of approximately thirty two feet (32'±) to a point; thence running

Northeasterly a distance of approximately twenty feet (20'±) to a point; thence running

Northwesterly a distance of approximately one foot (1'±) to a point; thence running

Northeasterly a distance of approximately one hundred fifty five feet (155'±) to a point; thence running

Southeasterly a distance of approximately fifty four feet (54'±) to the point of beginning.

The above described parcel contains 9,492 S.F. according to said Plan.

Hotel Parcel (Shown on Sheet Sv-7 of said Plan)

The Parcel consisting of the volume of space commencing at and lying above the grade of 215.5 feet (the "Lower Elevation") and extending to elevation 229.5 feet (the "Upper Elevation"), all above "mean sea level" as defined by the National Geodetic Vertical Datum of 1929, within the vertical planes of the perimeter of the subject parcel described below; in no event shall the within parcel extend below the Lower Elevation or above the Upper Elevation.

Commencing at a point on the northerly sideline of Causeway Street and the westerly sideline of Legend's Way Parcel, then southwesterly 187.54 feet by the northerly line of Causeway Street, then northwesterly through Former Garden Parcel approximately 57 feet to the point of beginning, said point being the southeast corner of the described parcel; thence running

Southwesterly a distance of approximately fifty six feet (56'±) to a point; thence running

Northwesterly a distance of approximately fifty four feet (54'±) to a point; thence running

Northeasterly a distance of approximately fifty six feet (56'±) to a point; thence running

Southeasterly a distance of approximately fifty four (54'±) to the point of beginning.

The above described parcel contains 3,031 S.F. according to said Plan.

The Owner reserves the right from time to time to substitute, amend or otherwise modify the above descriptions as more accurate site description information is developed.

EXHIBIT B

**THE NAME AND RESIDENCE OF EACH PERSON WITH A BENEFICIAL INTEREST
IN THE HOTEL TOWER PARCEL**

One hundred percent (100%) of the limited partnership interest and general partnership interest of Hotel Tower Owner is owned directly or indirectly by Hotel Tower Developer LLC, a Delaware limited liability company ("**Hotel Tower Developer**").

NAME: Boston Garden Development Corp. 50%

ADDRESS: 100 Legends Way
Boston, MA 02114
Attention: Christopher Maher, Vice President

Fifty percent (50%) of the limited liability company membership interest in Hotel Tower Developer is owned by Boston Garden Hotel Tower LLC, a Delaware limited liability company, which is wholly-owned by Boston Garden Development Corp., a Massachusetts corporation. One hundred percent (100%) of the stock of Boston Garden Development Corp. is owned by Delaware North Companies, Incorporated, a Delaware corporation. Delaware North Companies, Incorporated is owned by:

Stockholder	Total Outstanding Stock (%)
Jeremy M. Jacobs Trust U/A dated 4/1/73, as amended and restated 4/17/98 (DEERIDGE TRUST COMPANY, LLC, Trustee)	97.7536%
Jeremy M. Jacobs Trust U/A dated 8/27/75, as amended and restated 10/21/98 (DEERIDGE TRUST COMPANY, LLC, Trustee)	1.5937%
Other fractional interests by others	Less than 1%

NAME: Boston Properties Limited Partnership 50%

ADDRESS: 800 Boylston Street, 19th Floor
Boston, MA 02199
Tel: (617) 236-3491
Attention: Michael A. Cantalupa, Senior Vice President- Development

Fifty percent (50%) of the limited liability company membership interest in Hotel Tower Developer is owned by BP Hotel JV Member LLC, a Delaware limited liability company, which is wholly-owned by Boston Properties Limited Partnership, a Delaware limited partnership. Boston Properties Limited Partnership, is owned by:

- (i) 88.80% by its sole general partner, Boston Properties, Inc., a publically-owned real estate investment trust traded on the New York Stock Exchange;
- (ii) 4.77% by Mortimer B. Zuckerman and related trusts;
- (iii) 1.59% by the Joyce Linde and Mark Balk, Trustees of the Edward A. Linde 1988 Trust; and
- (iv) Other fractional interests less than 1% by other entities



Martin R. Healy
617.570.1371
mhealy@
goodwinprocter.com

Goodwin Procter LLP
100 Northern Avenue
Boston, MA 02210

goodwinlaw.com
+1 617 570 1000

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CITY CLERK'S OFFICE

2017 NOV 30 P 3:01

BOSTON, MA

BY HAND

November 30, 2017

Maureen Feeney
City Clerk
City of Boston
One City Hall Square, Room 601
Boston, MA 02201-2014

Theresa Donovan
Assistant Secretary
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-2014

Re: The Hub on Causeway (formerly known as the Boston Garden Project)--Disclosure Statement Concerning Beneficial Interests

Dear Ms. Feeney and Assistant Secretary Donovan:

Enclosed for filing please find a Disclosure Statement Concerning Beneficial Interests dated November 29, 2017 for each of the Hotel Tower and the Residential Tower of the above-referenced project as required by Article 80, Section 80B-8 of the Boston Zoning Code.

Please call me if you have any questions or require additional information in connection with this filing.

Sincerely,

Martin R. Healy
Attorney for the Applicant

MRH/amd

cc: E. Renee LeFevre, General Counsel, Boston Redevelopment Authority
Brian Golden, Director, Boston Redevelopment Authority

**Disclosure Statement Concerning Beneficial Interests as
Required by Article 80, section 80B-8, of the Boston Zoning Code for the
Residential Tower, a Project Component of The Hub on Causeway Project
(formerly known as the Boston Garden Project)**

BOSTON, MA

- (1) Name of Project Component: The Residential Tower, a Project Component of The Hub on Causeway Project (formerly known as the Boston Garden Project)
- (2) Location: The Hub on Causeway Project Site (formerly known as the Boston Garden Project Site), located at 80 Causeway Street, was subdivided into separate air rights parcels as shown on a plan entitled "The Hub on Causeway, North Station, Causeway Street, Boston, Massachusetts" prepared by VHB, dated July 7, 2016, recorded with the Suffolk County Registry of Deeds on November 28, 2016 in Plan Book 2016, Page 534 (the "**Air Rights Plan**"). The Residential Tower is to be constructed within the Residential Tower Parcel more particularly described in Exhibit A attached hereto and shown on the Air Rights Plan (the "**Residential Tower Parcel**").
- (3) Applicants/Owners: The Project Applicants are Boston Garden Development Corp. and Boston Properties Limited Partnership. The Owner of the Residential Tower Parcel is Residential Tower Owner, LP, a Delaware limited partnership, the owner of fee title to the Residential Tower Parcel (the "**Residential Tower Owner**").
- (4) The undersigned hereby states, under penalties of perjury and in compliance with the provisions of Article 80, Section 80B-8, of the Boston Zoning Code, that: the true names and addresses of all Persons who have a Beneficial Interest (including the amount of their Beneficial Interest accurate to within one-tenth of one percent if such interest exceeds one percent) in the Residential Tower Parcel are listed in Exhibit B attached hereto.
- (5) The undersigned also acknowledges and states that except as stated below, none of the individuals listed in Exhibit B is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.
- (6) The undersigned hereby states, under the penalties of perjury, that the names and addresses of all firms and professional corporations employing attorneys, real estate brokers, architects, engineers, planners, or surveyors, and all other agents who have acted on behalf of any of the foregoing with respect to the application for Zoning Relief on the above-listed property are listed below in compliance with the provisions of Article 80, Section 80B-8, of the Boston Zoning Code.

2017 NOV 30 P 12:37
BOSTON, MA

UPDATED LIST OF NAMES AND ADDRESSES OF ALL FIRMS AND PROFESSIONAL CORPORATIONS, AND AGENTS ASSOCIATED WITH THE PROJECT

Architect:	Solomon Cardwell Buenz 625 N. Michigan Ave. Chicago, IL 60611 (312) 896-1100 Contact: Gary Kohn
Structural:	LeMessurier Consultants 1380 Soldiers Field Road Boston, MA 02135 (617) 868-1200 Contact: William Lovallo, P.E.
Environmental Permitting:	Epsilon Associates, Inc. 150 Main Street, P.O. Box 700 Maynard, MA 01754-0700 (978) 461-6219 Contact: Peggy Briggs
Transportation:	Vanasse & Associates, Inc. 10 New England Business Center Dr. Suite 314 Andover, MA 01810 (508) 414-7924 Contact: Jeffrey S. Dirk, P.E.
Civil Engineer:	Vanasse Hangen Brustlin, Inc. 99 High Street, 10 th Floor Boston, MA 02110 (617) 728-7777 Contact: Howard Moshier
MEP Engineer:	Consentini Associates Building 200, 2nd Floor One Kendall Square, Suite B2204 Cambridge, MA 02139-1571 (617) 494-9090 Contact: Robert Leber

Landscape:	Copley Wolff Design Group 160 Boylston Street 3rd Floor Boston, MA 02116 (617) 654-9000 Contacts: John Copley
Code Consultant:	Hughes Associates 5 Mount Royal Avenue 3rd Floor Marlborough, MA 01752-1900 (508) 624-7766 Contact: Eric Cote, P.E.
Geotechnical:	Haley & Aldrich, Inc. 465 Medford Street, Suite 2200 Charlestown, MA 02129 (617) 886-7326 Contact: Mark Haley
Tax Consultant:	Marvin F. Poer and Company 31 State Street, 9 th Floor Boston, MA 02109 (617) 720-0182 Contact: John Ryder
Community Outreach:	Exclusive Real Estate 10 Derne Street Boston, MA 02114 (617) 263-1157 Contact: Harry R. Collings
Sustainability Consultant:	The Green Engineer 50 Beharrell Street Concord, MA 01742 (978) 369-8978 Contact: Christopher Schaffner
Wind Consultant:	RWDI 650 Woodlawn Road West Guelph, Ontario, Canada N1K 1B8 (519) 823-1311 Contact: Derek R. Kelly

Legal:

Goodwin Procter LLP
100 Northern Avenue
Boston, MA 02210
(617) 570-1371
Contact: Martin R. Healy

[Signatures on following pages]

SIGNED under the penalties of perjury as of this 29th day of November, 2017.

RESIDENTIAL TOWER OWNER, LP, a
Delaware limited partnership

By: RESIDENTIAL TOWER OWNER GP,
LLC, a Delaware limited liability company,
its general partner

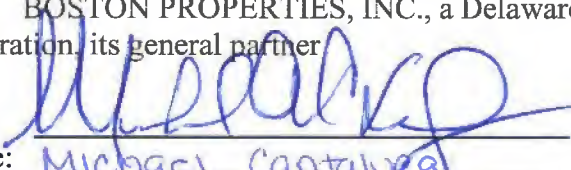
By: RESIDENTIAL TOWER DEVELOPER
LLC, a Delaware limited liability company

Members:

BP RESIDENTIAL JV MEMBER LLC, a
Delaware limited liability company

By: BOSTON PROPERTIES LIMITED
PARTNERSHIP, a Delaware limited partnership,
its sole member and manager

By: BOSTON PROPERTIES, INC., a Delaware
corporation, its general partner

By: 
Name: Michael Cantalupo
Title: SVP-Development

BOSTON GARDEN RESIDENTIAL TOWER
LLC, a Delaware limited liability company

By: BOSTON GARDEN DEVELOPMENT
CORP., a Massachusetts corporation, its
member

By: _____
Name: _____
Title: _____

SIGNED under the penalties of perjury as of this 29th day of November, 2017.

RESIDENTIAL TOWER OWNER, LP, a
Delaware limited partnership

By: RESIDENTIAL TOWER OWNER GP,
LLC, a Delaware limited liability company,
its general partner

By: RESIDENTIAL TOWER DEVELOPER
LLC, a Delaware limited liability company

Members:

BP RESIDENTIAL JV MEMBER LLC, a
Delaware limited liability company

By: BOSTON PROPERTIES LIMITED
PARTNERSHIP, a Delaware limited partnership,
its sole member and manager

By: BOSTON PROPERTIES, INC., a Delaware
corporation, its general partner

By: _____
Name: _____
Title: _____

BOSTON GARDEN RESIDENTIAL TOWER
LLC, a Delaware limited liability company

By: BOSTON GARDEN DEVELOPMENT
CORP., a Massachusetts corporation, its
member

By: Janice R. Taylor
Name: Janice R. Taylor
Title: Secretary

EXHIBIT A

LEGAL DESCRIPTION OF THE RESIDENTIAL TOWER PARCEL

Residential Tower Parcel

Those certain five parcels shown on a plan entitled "The Hub On Causeway, North Station, Causeway Street, Boston, Massachusetts", prepared by VHB, dated July 7, 2016, Scale 1"=30' (the "Plan") situated on land located northerly of Causeway Street and westerly of the private right-of-way known as Legend's Way in the City of Boston, County of Suffolk, Commonwealth of Massachusetts, bounded and described as follows:

Residential Tower Parcel (Shown on Sheet Sv-4 of said Plan)

The Parcel consisting of the volume of space commencing at and lying at and above the grade of 98.0 feet (the "Lower Elevation") and extending to elevation 126.0 feet (the "Upper Elevation"), all based on "mean sea level" as defined by the National Geodetic Vertical Datum of 1929, within the vertical planes of the perimeter of the above described parcel; in no event shall the within parcel extend below the Lower Elevation.

Commencing at a point on the northerly sideline of Causeway Street and the westerly sideline of the Legend's Way Parcel, then southwesterly along the northerly sideline of Causeway Street approximately 416 feet, then northwesterly approximately 42 feet to the point of beginning, said point being the southwesterly corner of the described parcel; thence running

Northwesterly	a distance of approximately forty five feet (45'±) to a point; thence running
Northeasterly	a distance of approximately twenty one feet (21'±) to a point; thence running
Northwesterly	a distance of approximately twenty six feet (26'±) to a point; thence running
Northeasterly	a distance of approximately thirty three feet (33'±) to a point; thence running
Southeasterly	a distance of approximately fifty four feet (53'±) to a point; thence running
Northeasterly	a distance of approximately twenty two feet (22'±) to a point; thence running
Southeasterly	a distance of approximately thirteen feet (13'±) to a point; thence running

Southwesterly a distance of approximately five feet (5'±) to a point; thence running
Southeasterly a distance of approximately four feet (4'±) to a point; thence running

Southwesterly a distance of approximately seventy one feet (71'±) to the point of
beginning.

The above described easement contains 3,651 S.F. according to said Plan.

Residential Tower Parcel (Shown on Sheet Sv-5 of said Plan)

The Parcel consisting of the volume of space commencing at and lying at and above the grade of 126.0 feet (the "Lower Elevation") and extending to elevation 157.33 feet (the "Upper Elevation"), all based on "mean sea level" as defined by the National Geodetic Vertical Datum of 1929, within the vertical planes of the perimeter of the above described parcel; in no event shall the within parcel extend below the Lower Elevation.

Commencing at a point at the intersection of land now or formerly B.R.A. and the TD Garden Parcel, then southeasterly approximately 16 feet to the point of beginning, said point being the northwesterly corner of the described parcel; thence running

Northeasterly a distance of approximately eighty feet (80'±) to a point; thence running

Southeasterly a distance of approximately seventy seven feet (77'±) to a point; thence
running

Southwesterly a distance of approximately three feet (3'±) to a point; thence running

Southeasterly a distance of approximately one foot (1'±) to a point; thence running

Southwesterly a distance of approximately twenty feet (20'±) to a point; thence running

Southeasterly a distance of approximately thirty two feet (32'±) to a point; thence
running

Southwesterly a distance of approximately two feet (2'±) to a point; thence running

Southeasterly a distance of approximately twenty feet (20'±) to a point; thence running

Northeasterly a distance of approximately twenty four feet (24'±) to a point; thence
running

Southeasterly a distance of approximately zero and four tenths feet (0.4'±) to a point;
thence running

Northeasterly a distance of approximately one foot (1'±) to a point; thence running

Southeasterly	a distance of approximately zero and two tenths feet (0.2'±) to a point; thence running
Southeasterly	a distance of approximately forty eight feet (48'±) to a point; thence running
Southwesterly	a distance of approximately eighty feet (80'±) to a point; thence running
Northwesterly	a distance of approximately one hundred seventy nine feet (179'±) to the point of beginning.

The above described parcel contains 13,032 S.F. according to said Plan.

Residential Tower Parcel (Shown on Sheet Sv-6 of said Plan)

The Parcel consisting of the volume of space commencing at and lying at and above the grade of 157.33 feet (the "Lower Elevation") and extending to elevation 215.5 feet (the "Upper Elevation"), all based on "mean sea level" as defined by the National Geodetic Vertical Datum of 1929, within the vertical planes of the perimeter of the above described parcel; in no event shall the within parcel extend below the Lower Elevation.

Commencing at a point at the intersection of land now or formerly B.R.A. and the TD Garden Parcel, then southeasterly approximately 16 feet to the point of beginning, said point being the northwesterly corner of the described parcel; thence running

Northeasterly	a distance of approximately eighty feet (80'±) to a point; thence running
Southeasterly	a distance of approximately seventy seven feet (77'±) to a point; thence running
Southwesterly	a distance of approximately three feet (3'±) to a point; thence running
Southeasterly	a distance of approximately one foot (1'±) to a point; thence running
Southwesterly	a distance of approximately twenty feet (20'±) to a point; thence running
Southeasterly	a distance of approximately thirty two feet (32'±) to a point; thence running
Southwesterly	a distance of approximately two feet (2'±) to a point; thence running
Southeasterly	a distance of approximately twenty feet (20'±) to a point; thence running
Northeasterly	a distance of approximately twenty four feet (24'±) to a point; thence running

Southeasterly	a distance of approximately zero and four tenths feet (0.4'±) to a point; thence running
Northeasterly	a distance of approximately one foot (1'±) to a point; thence running
Southeasterly	a distance of approximately zero and two tenths feet (0.2'±) to a point; thence running
Southeasterly	a distance of approximately forty eight feet (48'±) to a point; thence running
Southwesterly	a distance of approximately eighty feet (80'±) to a point; thence running
Northwesterly	a distance of approximately one hundred seventy nine feet (179'±) to the point of beginning.

The above described parcel contains 13,032 S.F. according to said Plan.

Residential Tower Parcel (Shown on Sheet Sv-7 of said Plan)

The Parcel consisting of the volume of space commencing at and lying above the grade of 215.5 feet (the "Lower Elevation") and extending to elevation 229.5 feet (the "Upper Elevation"), all above "mean sea level" as defined by the National Geodetic Vertical Datum of 1929, within the vertical planes of the perimeter of the subject parcel described below; in no event shall the within parcel extend below the Lower Elevation or above the Upper Elevation.

Commencing at a point at the intersection of land now or formerly B.R.A and the TD Garden Parcel, then southeasterly by land now or formerly B.R.A. approximately 16 feet to the point of beginning, said point being the northwesterly corner of the described parcel; thence running

Northeasterly	a distance of approximately eighty feet (80'±) to a point; thence running
Southeasterly	a distance of approximately one hundred eighty feet (180'±) to a point; thence running
Southwesterly	a distance of approximately eighty feet (80'±) to a point; thence running
Northwesterly	a distance of approximately one hundred seventy nine feet (179'±) to the point of beginning.

The above described parcel contains 14,307 S.F. according to said Plan.

Residential Tower Parcel (Shown on Sheet Sv-8 of said Plan)

The Parcel consisting of the volume of space commencing at and lying above the grade elevation 229.5 feet (the "Lower Elevation"), all above "mean sea level" as defined by the National

Geodetic Vertical Datum of 1929, within the vertical planes of the perimeter of the parcel described below; in no event shall the within parcel extend below the Lower Elevation.

Commencing at a point at the intersection of land now or formerly B.R.A and the TD Garden Parcel, then southeasterly by land now or formerly B.R.A. approximately 16 feet to the point of beginning, said point being the northwesterly corner of the described parcel; thence running

Northeasterly a distance of approximately eighty feet (80'±) to a point; thence running

Southeasterly a distance of approximately one hundred eighty feet (180'±) to a point;
thence running

Southwesterly a distance of approximately eighty feet (80'±) to a point; thence running

Northwesterly a distance of approximately one hundred seventy nine feet (179'±) to the
point of beginning.

The above described parcel contains 14,307 S.F.

The Owner reserves the right from time to time to substitute, amend or otherwise modify the above descriptions as more accurate site description information is developed.

EXHIBIT B

THE NAME AND RESIDENCE OF EACH PERSON WITH A BENEFICIAL INTEREST IN THE RESIDENTIAL TOWER PARCEL

One hundred percent (100%) of the limited partnership interest and general partnership interest of Residential Tower Owner is owned directly or indirectly by Residential Tower Developer LLC, a Delaware limited liability company ("**Residential Tower Developer**").

NAME: Boston Garden Development Corp. 50%

ADDRESS: 100 Legends Way
Boston, MA 02114
Attention: Christopher Maher, Vice President

Fifty percent (50%) of the limited liability company membership interest in Residential Tower Developer is owned by Boston Garden Residential Tower LLC, a Delaware limited liability company, which is wholly-owned by Boston Garden Development Corp., a Massachusetts corporation. One hundred percent (100%) of the stock of Boston Garden Development Corp. is owned by Delaware North Companies, Incorporated, a Delaware corporation. Delaware North Companies, Incorporated is owned by:

Stockholder	Total Outstanding Stock (%)
Jeremy M. Jacobs Trust U/A dated 4/1/73, as amended and restated 4/17/98 (DEERIDGE TRUST COMPANY, LLC, Trustee)	97.7536%
Jeremy M. Jacobs Trust U/A dated 8/27/75, as amended and restated 10/21/98 (DEERIDGE TRUST COMPANY, LLC, Trustee)	1.5937%
Other fractional interests by others	Less than 1%

NAME: Boston Properties Limited Partnership 50%

ADDRESS: 800 Boylston Street, 19th Floor
Boston, MA 02199
Tel: (617) 236-3491
Attention: Michael A. Cantalupa, Senior Vice President- Development

Fifty percent (50%) of the limited liability company membership interest in Residential Tower Developer is owned by BP Residential JV Member LLC, a Delaware limited liability company, which is wholly-owned by Boston Properties Limited Partnership, a Delaware limited partnership. Boston Properties Limited Partnership, is owned by:

(i) 88.80% by its sole general partner, Boston Properties, Inc., a publically-owned real estate investment trust traded on the New York Stock Exchange;

- (ii) 4.77% by Mortimer B. Zuckerman and related trusts;
- (iii) 1.59% by the Joyce Linde and Mark Balk, Trustees of the Edward A. Linde 1988 Trust; and
- (iv) Other fractional interests less than 1% by other entities



GOODWIN

Martin R. Healy
617.570.1371
mhealy@
goodwinprocter.com

Goodwin Procter LLP
100 Northern Avenue
Boston, MA 02210

goodwinlaw.com
+1 617 570 1000

RECEIVED
CITY CLERK'S OFFICE

2017 NOV 30 P 3:00

BOSTON, MA

BY HAND

November 30, 2017

Maureen Feeney
City Clerk
City of Boston
One City Hall Square, Room 601
Boston, MA 02201-2014

Theresa Donovan
Assistant Secretary
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-2014

Re: The Hub on Causeway (formerly known as the Boston Garden Project)--Disclosure Statement Concerning Beneficial Interests

Dear Ms. Feeney and Assistant Secretary Donovan:

Enclosed for filing please find a Disclosure Statement Concerning Beneficial Interests dated November 29, 2017 for each of the Hotel Tower and the Residential Tower of the above-referenced project as required by Article 80, Section 80B-8 of the Boston Zoning Code.

Please call me if you have any questions or require additional information in connection with this filing.

Sincerely,

Martin R. Healy
Attorney for the Applicant

MRH/amd

cc: E. Renee LeFevre, General Counsel, Boston Redevelopment Authority
Brian Golden, Director, Boston Redevelopment Authority

Updated Disclosure Statement Concerning Beneficial Interests as
Required by Article 80, Section 80B-8, of the Boston Zoning Code

OFFICE OF

As of May 19, 2017

NOV 16 2017

- (1) Name of Project: Government Center Garage Project
Phase One, WP-B1 Residential Building Project

THE CITY CLERK

- (2) Location: Bulfinch Crossing Primary Condominium, WP-B1 Unit, 100-300
Sudbury Street (One Congress Street)
- (3) Applicant: Bulfinch WPB1 Owner LLC (original Applicant Bulfinch Congress
Holdings LLC)
- (4) The undersigned hereby states, under the penalties of perjury, that the true names and addresses
of all Persons who have a Beneficial Interest (including the amount of their Beneficial Interest
accurate within one-tenth of one percent if such interest exceeds one percent) in the above-listed
property are listed below in compliance with the provisions of Article 80, Section 80B-8, of the
Boston Zoning Code.

NAME AND ADDRESS OF EACH PERSON WITH SAID BENEFICIAL INTEREST

<u>Name</u>	<u>Address</u>	<u>Percentage Interest</u>
1. Bulfinch WPB1 Owner LLC	c/o National Real Estate Advisors, LLC 900 Seventh Street, NW Suite 600 Washington, DC 20001	100%
2. Bulfinch WPB1 Mezzanine LLC	c/o National Real Estate Advisors, LLC 900 Seventh Street, NW Suite 600 Washington, DC 20001	100% interest in Bulfinch WPB1 Owner LLC
3. Bulfinch WPB1 Parent LLC	c/o National Real Estate Advisors, LLC 900 Seventh Street, NW Suite 600 Washington, DC 20001	100% interest in Bulfinch WPB1 Mezzanine LLC


4. Bulfinch WPB1 Fund Holdings LLC	c/o National Real Estate Advisors, LLC 900 Seventh Street, NW Suite 600 Washington, DC 20001	100% interest in Bulfinch WPB1 Parent LLC
5. National Electrical Benefit Fund (pension fund)	c/o National Real Estate Advisors, LLC 900 Seventh Street, NW Suite 600 Washington, DC 20001	100 % interest in Bulfinch WPB1 Fund Holdings LLC

- (5) The undersigned also acknowledges and states that none of the above-listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the Commonwealth's Division of Capital Asset Management.

[Remainder of page intentionally blank]

Signed under the penalties of perjury as of the date first written above.

BULFINCH WPB1 OWNER LLC

By: 
Name: Kevin M. Verdi
Title: Vice President
Hereunto duly authorized

-Signature Page to Disclosure Statement Concerning Beneficial Interests-

June 16, 2017

BY HAND

Ms. Maureen Feeney
City Clerk
One City Hall Square, Room 601
Boston, MA 02201

Ms. Teresa Polhemus, Secretary
Boston Redevelopment Authority, d/b/a Boston
Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

**Re: Update to Disclosure Statements – Government Center Garage
Redevelopment Project (the “Property”)**

Dear Mmes. Feeney and Polhemus:

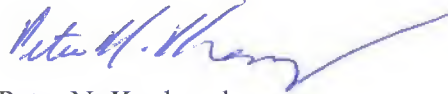
On behalf of Bulfinch Congress Holdings LLC, the original proponent of a multi-phase, mixed use project known as the Government Center Garage Redevelopment Project, with a project address of 50 Sudbury Street, Boston, MA, and Bulfinch Unit A Owner LLC and Bulfinch WPB1 Owner LLC, enclosed please find two updated Disclosure Statements Concerning Beneficial Interests pursuant to Section 80B-8 of the City of Boston Zoning Code. These statements update the original Disclosure Statement filed with you on October 21, 2013, and the Disclosure Statements for Phase One (WP-B1 Residential Building Project) and Phase Two (WP-B2 Office Building Project) filed on January 13, 2016 to reflect the creation of a condominium with respect to the Property and the conveyance of the two units of the condominium to Bulfinch Unit A Owner LLC and Bulfinch WPB1 Owner LLC on May 19, 2017.

Given the proprietary nature of the investor information provided in the original Disclosure Statement and this update, the Applicants request that this Disclosure Statement be treated as confidential to the maximum extent allowed by law, and that you notify us in the event that you receive any request for further disclosure. Please do not hesitate to contact us with any questions.

Ms. Maureen Feeney
Ms. Teresa Polhemus
June 16, 2017
Page 2

Please do not hesitate to contact us with any questions.

Very truly yours,



Peter N. Kochansky

Enclosures

cc (by email): Eileen Brophy, Esq., BPDA
Thomas N. O'Brien
John F. Hurley
Catherine Groves Ramsdell, Esq.
Marilyn L. Sticklor, Esq.

8955242.1

12/20/17

NOV 16 2017

Updated Disclosure Statement Concerning Beneficial Interests as
Required by Article 80, Section 80B-8, of the Boston Zoning Code

As of May 19, 2017

THE CITY CLERK

- (1) Name of Project: Government Center Garage Project
Phase Two (WP-B2 Office Building Project), and future phases
- (2) Location: Bulfinch Crossing Primary Condominium, Unit A, 50 New Sudbury Street (One Congress Street)
- (3) Applicant: Bulfinch Unit A Owner LLC (original Applicant Bulfinch Congress Holdings LLC)
- (4) The undersigned hereby states, under the penalties of perjury, that the true names and addresses of all Persons who have a Beneficial Interest (including the amount of their Beneficial Interest accurate within one-tenth of one percent if such interest exceeds one percent) in the above-listed property are listed below in compliance with the provisions of Article 80, Section 80B-8, of the Boston Zoning Code.

NAME AND ADDRESS OF EACH PERSON WITH SAID BENEFICIAL INTEREST

<u>Name</u>	<u>Address</u>	<u>Percentage Interest</u>
1. Bulfinch Unit A Owner LLC	c/o National Real Estate Advisors, LLC 900 Seventh Street, NW Suite 600 Washington, DC 20001	100%
2. Bulfinch Unit A Mezzanine LLC	c/o National Real Estate Advisors, LLC 900 Seventh Street, NW Suite 600 Washington, DC 20001	100% interest in Bulfinch Unit A Owner LLC
3. Bulfinch Congress Holdings LLC	c/o National Real Estate Advisors, LLC 900 Seventh Street, NW Suite 600 Washington, DC 20001	100% interest in Bulfinch Unit A Mezzanine LLC
a. Bulfinch Fund Holdings LLC	c/o National Real Estate Advisors, LLC 900 Seventh Street, NW Suite 600 Washington, DC 20001	99.9% interest in Bulfinch Congress Holdings LLC

i. National Electrical Benefit Fund (pension fund)	c/o National Real Estate Advisors, LLC 900 Seventh Street, NW Suite 600 Washington, DC 20001	100 % interest in Bulfinch Fund Holdings LLC
b. HYM Congress Holdings LLC	c/o the HYM Investment Group, LLC One Congress Street Boston, MA 02114	0.1% interest in Bulfinch Congress Holdings LLC
i. Thomas N. O'Brien	c/o the HYM Investment Group, LLC One Congress Street Boston, MA 02114	(less than 0.1% interest in Project)
ii. Douglas J. Manz	c/o the HYM Investment Group, LLC One Congress Street Boston, MA 02114	(less than 0.1% interest in Project)
iii. Paul Crisalli	c/o the HYM Investment Group, LLC One Congress Street Boston, MA 02114	(less than 0.1% interest in Project)

- (5) The undersigned also acknowledges and states that none of the above-listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the Commonwealth's Division of Capital Asset Management.

[Remainder of page intentionally blank]

Signed under the penalties of perjury as of the date first written above.

BULFINCH UNIT A OWNER LLC

By: _____

Name: Kevin M. Verdi

Title: Vice President

Hereunto duly authorized

-Signature Page to Disclosure Statement Concerning Beneficial Interests-

Disclosure Statement Concerning Beneficial Interests as
Required by Article 80, Section 80B-8, of the Boston Zoning Code

OFFICE OF

As of November 14, 2017

NOV 16 2017

- (1) Name of Project: 1000 Boylston Street Project
- (2) Location: 1000 Boylston Street, Back Bay
- (3) Applicant: ADG Scotia II LLC, a Massachusetts limited liability company
- (4) The undersigned hereby states, under the penalties of perjury, that the true names and addresses of all Persons who have a Beneficial Interest (including the amount of their Beneficial Interest accurate within one-tenth of one percent if such interest exceeds one percent) in the above-listed property are listed below in compliance with the provisions of Article 80, Section 80B-8, of the Boston Zoning Code.

THE CITY CLERK

NAME AND ADDRESS OF EACH PERSON WITH SAID BENEFICIAL INTEREST

<u>Name</u>	<u>Address</u>	<u>Percentage Interest</u>
1. ADG Scotia Holdings LLC ("Holdings")	c/o Weiner Ventures LLC 200 Clarendon Street, 50 th Fl. Boston, MA 02116	100% of Applicant
A. Weiner Ventures LLC ("WV")	200 Clarendon Street, 50 th Fl. Boston, MA 02116	49.5 % of Holdings
(i) Adam J. Weiner Investment Trust B ("AJW Trust") u/d/t dated December 22, 2008 (with Adam J. Weiner as current beneficiary and subparticipants listed below)	c/o Goulston & Storrs PC 400 Atlantic Avenue Boston, MA 02110	74.5% of WV (36.88% of Holdings, including subparticipants listed below)
(ii) Melissa W. Janfaza Investment Trust B ("MWJ Trust"), March 27, 2009 (with Melissa W. Janfaza as current beneficiary and subparticipants listed below)	c/o Goulston & Storrs PC 400 Atlantic Avenue Boston, MA 02110	24.5% of WV (12.13% of Holdings, including subparticipants listed below)
(a) Alan W. Rottenberg 2012 Irrevocable Trust (subparticipant of AJW Trust and MWJ Trust)	c/o Goulston & Storrs PC 400 Atlantic Avenue Boston, MA 02110	3% of WV consisting of 1.5% interest through AJW trust and 1.5% interest MWJ trust (1.485% of Holdings)

<u>Name</u>	<u>Address</u>	<u>Percentage Interest</u>
(b) Spot-On Ventures, LLC ("SOV") (subparticipant of AJW Trust and MWJ Trust), 100% of the interests in which is owned by Robin Brown	24 Colonial Way Weston, MA 02493	5% of WV consisting of 2.5% interest through AJW trust and 2.5% interest MWJ trust (2.475% of Holdings)
(iii) Stephen R. Weiner	c/o Weiner Ventures LLC 200 Clarendon Street, 50 th Fl. Boston, MA 02116	1% of WV (0.495% of Holdings)
B. JFF Cecilia LLC ("JFF")	c/o Suffolk Construction 65 Allerton Street Boston, MA 02119	49.5 % of Holdings
(i) John F. Fish 2016 Irrevocable Trust	c/o Suffolk Construction 65 Allerton Street Boston, MA 02119	50% of JFF (24.75% of Holdings)
(ii) John F. Fish ("JF")	c/o Goulston & Storrs PC 400 Atlantic Avenue Boston, MA 02110	50% of JFF (24.75% of Holdings, including subparticipants listed below)
a) Scott Menard (subparticipant of JF)	c/o Suffolk Construction 65 Allerton Street Boston, MA 02119	10% of JF (2.475% of Holdings)
b) Michael Azarela (subparticipant of JF)	c/o Suffolk Construction 65 Allerton Street Boston, MA 02119	10% of JF (2.475% of Holdings)
c) Angus Leary (subparticipant of JF)	c/o Suffolk Construction 65 Allerton Street Boston, MA 02119	10% of JF (2.475% of Holdings)
d) Kim Steimle Vaughan (subparticipant of JF)	c/o Suffolk Construction 65 Allerton Street Boston, MA 02119	10% of JF (2.475% of Holdings)
C. S&A Cecilia LLC ("S&A")	c/o Samuels & Associates 136 Brookline Avenue Boston, MA 02215	1% of Holdings
(i) Steven B. Samuels	c/o Samuels & Associates 136 Brookline Avenue Boston, MA 02215	90% of S&A (0.9% of Holdings)
(ii) Joel Sklar	c/o Samuels & Associates 136 Brookline Avenue Boston, MA 02215	10% of S&A (0.1% of Holdings)

- (5) The undersigned also acknowledges and states that none of the above-listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the Commonwealth's Division of Capital Asset Management.
- (6) The undersigned hereby states, under the penalties of perjury, that the names and addresses of all firms and professional corporations employing attorneys, real estate brokers, architects, engineers, planners, or surveyors, and all other agents who have acted on behalf of the foregoing with respect to the application for Zoning Relief on the above-listed property are listed below in compliance with the provisions of Article 80, Section 80B-8, of the Boston Zoning Code.

NAMES AND ADDRESSES OF ALL FIRMS AND PROFESSIONAL CORPORATIONS, AND AGENTS WHO HAVE ACTED ON SAID APPLICATION

Architect:

Elkus Manfredi Architects
25 Drydock Avenue
Boston, MA 02210

Legal Counsel:

Goulston & Storrs PC
400 Atlantic Avenue
Boston, MA 02110

Permitting, Transportation, Civil Engineering and Historic Consultant:

Vanasse Hangen Brustlin
99 High Street, 10th Floor
Boston, MA 02110

Geotechnical Consultant:

Haley & Aldrich, Inc.
465 Medford Street, Suite 2200
Boston, MA 02129

Project Management:

D. Levine Management LLC
P.O. Box 812299
Wellesley, MA 02482

MEP Engineer:

WSP Group
75 Arlington Street, 9th Floor
Boston, MA 02116

Construction Manager:

Suffolk Construction
65 Allerton Street
Boston, MA 02119

[Remainder of page intentionally blank]

Signed under the penalties of perjury as of the date first written above.

ADG SCOTIA II LLC

By: Weiner Ventures LLC,
its Manager

By: 

Name: Adam J. Weiner

Title: Manager

Hereunto duly authorized

November 16, 2017

BY HAND

OFFICE OF

Maureen Feeney (w/ original Disclosure Statement)
Boston City Clerk
1 City Hall Square
Room 601
Boston, MA 02201

NOV 16 2017

THE CITY CLERK

Ms. Teresa Polhemus (w/ copy of Disclosure Statement)
Executive Director/Secretary of the BPDA
1 City Hall Square
9th Fl.
Boston, MA 02201

Kathleen Pedersen (w/ copy of Disclosure Statement)
Zoning Commission of the City of Boston
Executive Secretary
1 City Hall Square
Room 916
Boston, MA 02201

RE: 1000 Boylston Street, Boston -- Article 80B-8 Disclosure Statement

Greetings:

Enclosed please find a Disclosure Statement as required by Article 80B-8 of the Boston Zoning Code on behalf of ADG Scotia II LLC, a Massachusetts limited liability company, as developer of the 1000 Boylston Street site.

Please note the enclosed document is an update of the original Disclosure Statement submitted to your office by letter dated January 3, 2017.

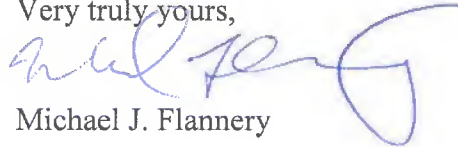
Feel free to contact me at mflannery@goulstonstorrs.com or 617-574-3807 with any questions or if I can help further. If you have a moment, I would appreciate it if you could send

November 16, 2017

Page 2

me a brief email to confirm receipt of this Disclosures Statement. Thanks very much.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Michael J. Flannery", written over the typed name.

Michael J. Flannery

Enc.

cc: Adam Weiner (Weiner Ventures)

Renee LeFevre, Esq. (Boston Planning & Development Agency)

12/26/07

RECEIVED
CITY CLERK'S OFFICE
NOV 15 P 12:27
BOSTON, MA

Updated Disclosure Statement Concerning Beneficial Interests as
Required by Article 80, Section 80B-8, of the Boston Zoning Code

- (1) Name of Project: 95 St. Alphonsus Street
- (2) Location: 95 St. Alphonsus Street, Mission Hill
- (3) Applicant: Bluestone Tremont LLC, trustee of 1575 Tremont Realty Trust
(Trust")
c/o Wingate Companies
100 Wells Avenue
Newton, MA 02459
Attention: Mark S. Schuster

(The Trust is the owner of the parcel at 1575 Tremont Street, which will be subdivided into 2 lots: Lot 1, 1575 Tremont Street, to be owned by Longwood Apartments, LLC, the sole member of which is also the sole beneficiary of the Trust; and Lot 2, 95 St. Alphonsus Street, to be owned by the Trust.)

- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all Persons who have a Beneficial Interest (including the amount of their Beneficial Interest accurate to within one-tenth of one percent if such interest exceeds one percent) in the above-listed property are listed below in compliance with the provisions of Article 80, Section 80B-8, of the Boston Zoning Code.

NAME AND ADDRESS OF EACH PERSON WITH SAID BENEFICIAL INTEREST
(continue on separate sheet if necessary):

Name

Percentage Interest

See Attachment A, which lists the Members of 1575 Tremont Investors, LLC, the sole beneficiary of the Trust and the sole member of Longwood Apartments, LLC.

- (5) The undersigned also acknowledges and states that except as stated below, none of the above-listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.
- (6) I hereby state, under the penalties of perjury, that the names and addresses of all firms and professional corporations employing attorneys, real estate brokers, architects, engineers, planners, or surveyors, and all other agents who have acted on behalf of any of the foregoing with respect to the application for Zoning Relief on the above-listed property are listed below in compliance with the provisions of Article 80, Section 80B-8, of the Boston Zoning Code.

NAMES AND ADDRESSES OF ALL FIRMS AND PROFESSIONAL
CORPORATIONS, AND AGENTS WHO HAVE ACTED ON SAID APPLICATION
(continue on separate sheet if necessary):

Attachment B

SIGNED under the penalties of perjury.

1575 Tremont Realty Trust,
By: Bluestone Tremont, LLC, Trustee

By: 
Mark S. Schuster, Manager

Date: November 15, 2017

Attachment A
List of Members
of

1575 Tremont Investors, LLC

(the sole beneficiary of 1575 Tremont Realty Trust, owner of Lot 1, 1575 Tremont Street, and Lot 2, 95 St. Alphonsus Street, and to be the sole member of Longwood Apartments, LLC, the successor owner of 1575 Tremont Street (Lot 1), after subdivision)

Name	Percentage of Interest in LLC
Bluestone Tremont, LLC c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	0.1%
Steven M. Burke, Esq., as Trustee of The Kenneth S. Ansin Irrevocable Trust #3 of 2014 c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	19.6622%
Kristopher Scott Ansin Trust c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	3.2770%
Gregory Ryan Ansin Trust c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	3.2770%
Alan Biren c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	3.2770%
Frank P. Cammisa, Jr. c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	1.6385%
Stuart Elfland c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	0.6554%

Name	Percentage of Interest in LLC
Robert A. Grinberg c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	1.9662%
Steven E. Karol c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	3.2770%
Marshall F. Newman, Successor Trustee of the Herbert Katz 2004 Revocable Trust c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	1.6385%
John and Loren Kovalcik c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	0.3932%
SAJ Investments Group, LLC c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	1.6385%
Ira Lefkowitz and Michelle Lefkowitz, Joint c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	2.6216%
Paisan Family Realty Trust c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	0.6554%
William J. Midon c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	0.3932%

Name	Percentage of Interest in LLC
Richard K. Ramsey c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	6.5541%
Connor J. Roth Special Needs Trust c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	0.3277%
ES 1575 Trimountaine LLC c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	6.5541%
Alexander C. Spektor c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	1.3108%
Ronald G. Weissman c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	9.8311%
Weissman Family Irrevocable Trust c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	9.8311%
Ocean's Eleven Limited Partnership c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	19.1697%

Name	Percentage of Interest in LLC
Sara Lee Callahan – 2015 Family Trust U/D/T Feb 17, 2015 c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	0.3277%
David W. Gottler c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	0.2622%
Wilson Living Trust c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	1.3108%
MTS Sandcastle Limited Partnership c/o Bluestone Capital Partners, LLC Bluestone Place 100 Wells Avenue Newton, MA 02459	0.0500%

Attachment B

1.9 Project Identification and Team

Address/Location:	95 St. Alphonsus Street, Boston MA 02120
Proponent:	Wingate Companies 100 Wells Avenue Newton, MA 02459 (617) 307-6530 J. Ralph Cole Michael Siciliano Elizabeth Schuster
Architect:	HDS Architecture, Inc. 625 Mount Auburn Street Cambridge, MA 02138 (617) 714-5870 Hans D. Strauch Michael Dennis Keith Gross
Legal Counsel:	Rubin and Rudman LLP 50 Rowes Wharf Boston, MA 02110 (617) 330-7000 James H. Greene
Community Relations	Wharf Partners 1 Design Place, Suite 638 Boston, MA 02110 (617) 270-8640 Christine McMahon
Environmental Permitting Consultant	Epsilon Associates, Inc. 3 Mill & Main Place, Suite 250 Maynard, MA 01754 (978) 897-7100 Cindy Schlessinger Fiona Vardy
Transportation Consultant:	Howard Stein Hudson 11 Beacon Street, Suite 1010 Boston, MA 02108 (617) 482-7080 Elizabeth Peart

Civil Engineer:	H.W. Moore 112 Shawmut Avenue Boston, MA 02118 (617) 357-8145 Robert Carter
Landscape Architect	Pressley Associates 136 Lewis Wharf Boston, MA 02110 (617) 725-2877 Jay Emperor Marion Pressley
MEP Engineer & Fire Protection:	Allied Consulting Engineering Services, Inc. 215 Boston Post Road Sudbury, MA 01776 (978) 295-5103 John Wood
Geotechnical and Environmental Consultant:	McPhail Associates, LLC 2269 Massachusetts Avenue Cambridge, MA 02140 (617) 868-1420 Fatima Babic-Konjic
Energy Code Consultant	Resilient Buildings Group, Inc. 6 Dixon Avenue Concord, NH 03301 (603) 226-1009 Paul Leveille Chase Pennoyer
Building Code Consultant	Cosentini Associates, Inc. One Kendall Square, Suite B2204 Cambridge, MA 02139 (213) 279-3287 Rockwood Edwards
Surveyor	R.E. Cameron & Associates, Inc. 681 Washington Street Norwood, MA 02062 (781) 769-1777 Michael Maguire



53 STATE STREET, 15TH FLOOR | BOSTON, MA 02109 | P: 617-330-7000
800 CONNECTICUT AVENUE NW | WASHINGTON, DC 20006 | P: 202-794-6300
99 WILLOW STREET | YARMOUTHPORT, MA 02675 | P: 508-362-6262

James H. Greene
Direct Dial: 617-330-7097
E-mail: JGreene@rubinrudman.com
Return Address: Boston

November 15, 2017

VIA HAND DELIVERY

Ms. Maureen Feeney
City Clerk, Room 601
City of Boston
City Hall
Boston, MA 02201

**Re: 95 St. Alphonsus Street, Mission Hill
Bluestone Tremont LLC, Trustee of 1575 Tremont Realty Trust
c/o Wingate Companies
Article 80 Section 80B-8 Updated Disclosure Statement**

Dear Ms. Feeney:

Enclosed please find an Updated Disclosure Statement filed in accordance with Article 80, Section 80B-8 of the Boston Zoning Code.

I would appreciate your acknowledging receipt of this letter and the statement and returning a copy of the same to this office.

If you have any questions concerning this matter, please do not hesitate to call me.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'James H. Greene', written over a light blue circular stamp.

James H. Greene

JHG/dmw
Enclosure

cc: Mark S. Schuster, Principal, Wingate
Michael A. Siciliano, Vice President Acquisitions, Wingate
J. Ralph Cole

Updated Disclosure Statement Concerning Beneficial Interests as
Required by Article 80, Section 80B-8, of the Boston Zoning Code

As of September 14, 2017

- (1) Name of Project: 321 Harrison Avenue Project
- (2) Location: 321 Harrison Avenue and 1000 Washington Street
Boston, MA
- (3) Applicant: 1000 Washington (Boston) Owner, LLC, as successor-in-interest to 1000
W Acquisitions, LLC, the original Applicant
- (4) The undersigned hereby states, under the penalties of perjury, that the true names and addresses of all Persons who have a Beneficial Interest (including the amount of their Beneficial Interest accurate within one-tenth of one percent if such interest exceeds one percent) in the above-listed property are listed below in compliance with the provisions of Article 80, Section 80B-8, of the Boston Zoning Code.

NAME AND ADDRESS OF EACH PERSON WITH SAID BENEFICIAL INTEREST

<u>Name</u>	<u>Address</u>	<u>Percentage Interest</u>
1. 1000 Washington (Boston) Owner, LLC	c/o Nordblom Company 71 Third Avenue Burlington, Massachusetts 01803	100%
2. 1000 Washington (Boston) Venture, LLC	c/o Nordblom Company 71 Third Avenue Burlington, Massachusetts 01803	100% interest in 1000 Washington (Boston) Owner, LLC
3. 1000 Wash NC JV Member LLC	c/o Nordblom Company 71 Third Avenue Burlington, Massachusetts 01803	5% interest in 1000 Washington (Boston) Venture, LLC

4. 1000 Wash Equity LLC ¹	c/o Nordblom Company 71 Third Avenue Burlington, Massachusetts 01803	99.999% interest in 1000 Wash NC JV Member LLC
5. Nordic/Nordblom LLC ²	c/o Nordblom Company 71 Third Avenue Burlington, Massachusetts 01803	24.3352% interest in 1000 Wash Equity LLC
6. 1000 Washington (Boston) Holdings, LLC	4700 Wilshire Boulevard Los Angeles, CA 90010	95% interest in 1000 Washington (Boston) Venture, LLC
7. CIM Fund IX AIV-1, L.P. (the " <u>Fund</u> ")	4700 Wilshire Boulevard Los Angeles, CA 90010	100% interest in 1000 Washington (Boston) Holdings, LLC
8. CIM Fund IX GP, LLC and CIM Fund IX SLP, LLC ³	4700 Wilshire Boulevard Los Angeles, CA 90010	6% direct or indirect general partnership interest in the Fund
9. Pension Fund A		10% direct or indirect limited partnership interest in the Fund
10. Pension Fund B		10% direct or indirect limited partnership interest in the Fund
11. Pension Fund C		10% direct or indirect limited partnership interest in the Fund

¹ 1000 Wash Equity LLC is owned by principals and employees of Nordblom Company, none of whom own greater than 1% interest in 1000 Washington (Boston) Owner, LLC.

² Nordic/Nordblom LLC is owned by Peter C. Nordblom and family.

³ CIM Fund IX GP, LLC and CIM Fund IX SLP, LLC are owned by principals and employees of the CIM Group, LLC, trusts, and other investors, which own, directly or indirectly, through one or more subsidiaries, partnership interests in the Fund.

12. Pension Fund D		4.5% direct or indirect limited partnership interest in the Fund
13. Pension Fund E		30% direct or indirect limited partnership interest in the Fund
14. Pension Fund F		15% direct or indirect limited partnership interest in the Fund
15. Pension Fund G		7.5% direct or indirect limited partnership interest in the Fund
16. Sabre Investments, LLC	CIM Fund IX AIV-1, L.P. 4700 Wilshire Boulevard Los Angeles, CA 90010*	4.5% direct or indirect limited partnership interest in the Fund]
a. Mitsui & Co., Ltd (publicly-traded)	Nippon Life Marunouchi Garden Tower 1-3, Marunouchi 1-chome Chiyoda-ku Tokyo, 100- 8631 Japan	100% direct or indirect interest in Sabre Investments, LLC
17. Pepperdine University	CIM Fund IX AIV-1, L.P. 4700 Wilshire Boulevard Los Angeles, CA 90010*	1.5% direct or indirect limited partnership interest in the Fund
18. Kenneth Edgar deLaski Revocable Trust	CIM Fund IX AIV-1, L.P. 4700 Wilshire Boulevard Los Angeles, CA 90010*	Less than 1% direct or indirect limited partnership interest in the Fund

* Pursuant to power of attorney granted to the Fund.

- (5) The undersigned also acknowledges and states that none of the above-listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the Commonwealth's Division of Capital Asset Management.

[Remainder of page intentionally blank]

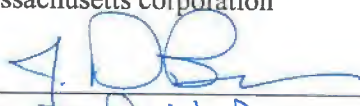
Signed under the penalties of perjury as of the date first written above.

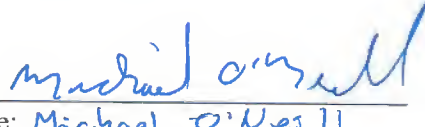
1000 Washington (Boston) Owner, LLC,
a Delaware limited liability company,

By: 1000 Washington (Boston) Venture, LLC,
a Delaware limited liability company, its Manager

By: 1000 Wash NC JV Member LLC,
a Massachusetts limited liability company, its Managing Member

By: Nordblom JV Manager, Inc.,
a Massachusetts corporation

By: 
Name: J. Daniel Bowen
Title: SVP

By: 
Name: Michael O'Neill
Title: Treasurer



53 STATE STREET, 15TH FLOOR | BOSTON, MA 02109 | P: 617-330-7000
800 CONNECTICUT AVENUE NW | WASHINGTON, DC 20006 | P: 202-794-6300
99 WILLOW STREET | YARMOUTHPORT, MA 02675 | P: 508-362-6262

Paula M. Devereaux
Direct Dial: 617-330-7035
E-mail: PDevereaux@rubinrudman.com

November 9, 2017

VIA HAND DELIVERY

Ms. Maureen Feeney
City Clerk, Room 601
City of Boston
City Hall
Boston, MA 02201

**Re: 321 Harrison Avenue Project
321 Harrison Avenue and 1000 Washington Street
Article 80 Section 80B-8 Disclosure Statement - Updated**

Dear Ms. Feeney:

Enclosed please find an Updated Disclosure Statement to be filed in accordance with Article 80, Section 80B-8 of the Boston Zoning Code.

I would appreciate your acknowledging receipt of this letter and the statement and returning a copy of the same to this office.

Given the proprietary nature of the investor information provided in the Updated Disclosure Statement, it is requested that the Updated Disclosure Statement be treated as confidential to the maximum extent allowed by law, and that you notify us in the event that you received any request for further disclosure.

If you have any questions concerning this matter, please do not hesitate to call me.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Paula M. Devereaux', written over a horizontal line.

Paula M. Devereaux

PMD/kh
Enclosure

Disclosure Statement Concerning Beneficial Interests as
Required by Article 80, Section 80B-8, of the Boston Zoning Code

RECEIVED
CITY CLERK'S OFFICE
2017 OCT - 6 A 11: 42
BOSTON, MA

- (1) Name of Project: Henry M. Goldman School of Dental Medicine ("GSDM")
- (2) Location: 100 East Newton Street, South End
- (3) Applicant: Trustees of Boston University
One Silber Way
Boston, MA 02215
Attention: Michael J. Donovan, Vice President
Real Estate and Facility Services
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all Persons who have a Beneficial Interest (including the amount of their Beneficial Interest accurate to within one-tenth of one percent if such interest exceeds one percent) in the above-listed property are listed below in compliance with the provisions of Article 80, Section 80B-8, of the Boston Zoning Code.

NAME AND ADDRESS OF EACH PERSON WITH SAID BENEFICIAL INTEREST
(continue on separate sheet if necessary):

<u>Name</u>	<u>Percentage Interest</u>
Trustees of Boston University	100%

- (5) The undersigned also acknowledges and states that except as stated below, none of the above-listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.
- (6) I hereby state, under the penalties of perjury, that the names and addresses of all firms and professional corporations employing attorneys, real estate brokers, architects, engineers, planners, or surveyors, and all other agents who have acted on behalf of any of the foregoing with respect to the application for Zoning Relief on the above-listed property are listed below in compliance with the provisions of Article 80, Section 80B-8, of the Boston Zoning Code.

NAMES AND ADDRESSES OF ALL FIRMS AND PROFESSIONAL
CORPORATIONS, AND AGENTS WHO HAVE ACTED ON SAID APPLICATION
(continue on separate sheet if necessary):

Attachment A

SIGNED under the penalties of perjury.

TRUSTEES OF BOSTON UNIVERSITY

By: 

Michael J. Donovan, Vice President
Real Estate and Facility Services

Date: October 5, 2017

Attachment A

Henry M. Goldman School of Dental Medicine

Expanded Project Notification Form

1.9 PROJECT TEAM

Proponent	Trustees of Boston University One Silber Way Boston, MA 02215 Contacts: Gary W. Nicksa, Senior Vice President for Operations nicksa@bu.edu Phone: 617-353-6500 Michael Donovan, Vice President for Real Estate and Facility Services donovnm@bu.edu Phone: 617-353-4468
Planning and Permitting	Fort Point Associates, Inc. 31 State Street, 3rd Floor Boston, MA 02109 Contact: Judith T. Kohn, RLA, Vice President jkohn@fpa-inc.com Phone: 617-357-7044 x211
Architect Landscape Architect MEP Sustainability/LEED	SmithGroupJJR 500 Griswold Street, Suite 1700 Detroit, MI 48226 Contact: Mark Potter, Principal mark.potter@smithgroupjjr.com Phone: 313-983-3600
Architect/Public Health Design Consultant	TRO Design 100 High Street, Suite 1800 Boston, MA 02110 Contact: Stacey Yeragotelis, LEED AP, Associate Principal syeragotelis@tro-design.com Phone: 617-502-3567

Legal	<p>Rubin and Rudman, LLP 50 Rowes Wharf Boston, MA 02110</p> <p>Contact: James H. Greene, Partner jgreene@RubinRudman.com Phone: 617-330-7000</p> <p>Verrill Dana, LLP One Boston Place, Suite 1600 Boston, MA 02108</p> <p>Contact: Andrew P. Rusczek, Partner arusczek@verrilldana.com Phone: 617-274-2856</p>
Transportation	<p>Howard Stein Hudson 11 Beacon Street, Suite 1010 Boston, MA 02108</p> <p>Contact: Brian, J. Beisel, PTP, Associate bbeisel@hshassoc.com Phone: 617-348-3357</p>
Civil Engineering	<p>Nitsch Engineering, Inc. 2 Center Plaza #430 Boston, MA 02108</p> <p>Contact: Deb Danik, Project Manager ddanik@nitscheng.com Phone: 617-206-8737</p>
Geotechnical	<p>Haley and Aldrich 70 Blanchard Road Suite 204 Burlington, MA 01803</p> <p>Contact: Bryan Sweeney, Senior Vice President bsweeney@haleyaldrich.com Phone: 617-908-2715</p>

Pre-Construction Services	Turner Construction Company 2 Seaport Lane 2 nd Floor Boston, MA 02210 Contact: Matthew McCullough, Project Executive mmccullough@tcco.com Phone: 617-247-5544



53 STATE STREET, 15TH FLOOR | BOSTON, MA 02109 | P: 617-330-7000
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99 WILLOW STREET | YARMOUTHPORT, MA 02675 | P: 508-362-6262

James H. Greene
Direct Dial: 617-330-7097
E-mail: JGreene@rubinrudman.com
Return Address: Boston

October 6, 2017

VIA HAND DELIVERY

Ms. Maureen Feeney
City Clerk, Room 601
City of Boston
City Hall
Boston, MA 02201

RECEIVED
CITY CLERK'S OFFICE
2017 OCT - 6 A 11:42
BOSTON, MA

**Re: 100 East Newton Street, South End
Henry M. Goldman School of Dental Medicine ("GSDM")
Trustees of Boston University
Article 80 Section 80B-8.6 Disclosure Statement**

Dear Ms. Feeney:

Enclosed please find a Disclosure Statement filed in accordance with Article 80, Section 80B-8.6 of the Boston Zoning Code.

I would appreciate your acknowledging receipt of this letter and the statement and returning a copy of the same to this office.

If you have any questions concerning this matter, please do not hesitate to call me.

Very truly yours,


James H. Greene

JHG/dmw
Enclosure

cc: Michael Donovan, Executive Vice President
Jason A. Mahler, Esq.
James Sullivan
Michael Rooney, BPDA

RECEIVED
CITY CLERK'S OFFICE
2017 OCT -5 P 2:04
BOSTON, MA

Disclosure Statement Concerning Beneficial Interests as
Required by Article 80, Section 80B-8, of the Boston Zoning Code

- (1) Name of Project: 95 St. Alphonsus Street
- (2) Location: 95 St. Alphonsus Street, Mission Hill
- (3) Applicant: Bluestone Tremont LLC, trustee of 1575 Tremont Realty Trust
c/o Wingate Companies
100 Wells Avenue
Newton, MA 02459
Attention: Mark S. Schuster
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all Persons who have a Beneficial Interest (including the amount of their Beneficial Interest accurate to within one-tenth of one percent if such interest exceeds one percent) in the above-listed property are listed below in compliance with the provisions of Article 80, Section 80B-8, of the Boston Zoning Code.

NAME AND ADDRESS OF EACH PERSON WITH SAID BENEFICIAL INTEREST
(continue on separate sheet if necessary):

Name

Percentage Interest

See Attachment A

- (5) The undersigned also acknowledges and states that except as stated below, none of the above-listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.
- (6) I hereby state, under the penalties of perjury, that the names and addresses of all firms and professional corporations employing attorneys, real estate brokers, architects, engineers, planners, or surveyors, and all other agents who have acted on behalf of any of the foregoing with respect to the application for Zoning Relief on the above-listed property are listed below in compliance with the provisions of Article 80, Section 80B-8, of the Boston Zoning Code.

NAMES AND ADDRESSES OF ALL FIRMS AND PROFESSIONAL
CORPORATIONS, AND AGENTS WHO HAVE ACTED ON SAID APPLICATION
(continue on separate sheet if necessary):

Attachment B

SIGNED under the penalties of perjury.

1575 Tremont Realty Trust

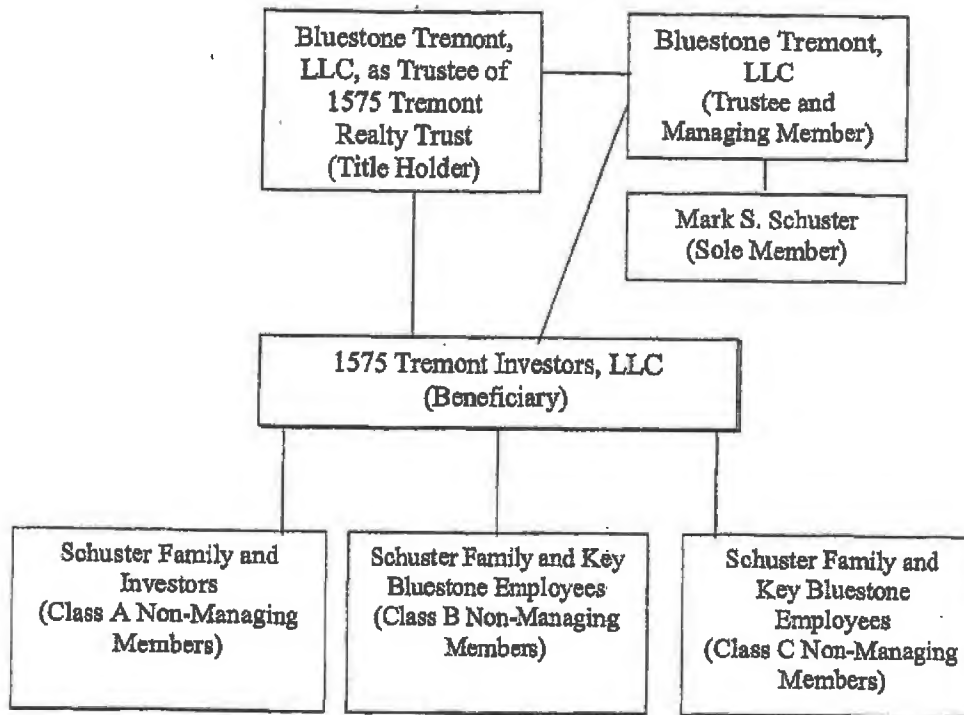
By: Bluestone Tremont Realty, LLC, trustee

By: 

Mark S. Schuster, Manager

Date: October 5, 2017

Attachment A



1. Title to the property will be held in a realty trust known as 1575 Tremont Realty Trust. The trustee of 1575 Tremont Realty Trust will be Bluestone Tremont, LLC. The beneficiary of 1575 Tremont Realty Trust will be 1575 Tremont Investors, LLC.
2. Bluestone Tremont, LLC will be a Massachusetts limited liability company. The sole member of 1575 Tremont, LLC will be Mark S. Schuster.
3. 1575 Tremont Investors, LLC will be a Massachusetts limited liability company. The Managing Member of 1575 Tremont Investors, LLC will be Bluestone Tremont, LLC. The Class A Non-Managing Members of 1575 Tremont Investors, LLC will be investors and members of the Schuster family. The Class B Non-Managing Members of 1575 Tremont Investors, LLC will be key Bluestone employees and members of the Schuster Family. The Class C Non-Managing Members of 1575 Tremont Investors, LLC, will be key Bluestone employees and members of the Schuster Family.

Attachment B

1.9 Project Identification and Team

Address/Location:	95 St. Alphonsus Street, Boston MA 02120
Proponent:	Wingate Companies 100 Wells Avenue Newton, MA 02459 (617) 307-6530 J. Ralph Cole Michael Siciliano Elizabeth Schuster
Architect:	HDS Architecture, Inc. 625 Mount Auburn Street Cambridge, MA 02138 (617) 714-5870 Hans D. Strauch Michael Dennis Keith Gross
Legal Counsel:	Rubin and Rudman LLP 50 Rowes Wharf Boston, MA 02110 (617) 330-7000 James H. Greene
Community Relations	Wharf Partners 1 Design Place, Suite 638 Boston, MA 02110 (617) 270-8640 Christine McMahon
Environmental Permitting Consultant	Epsilon Associates, Inc. 3 Mill & Main Place, Suite 250 Maynard, MA 01754 (978) 897-7100 Cindy Schlessinger Fiona Vardy
Transportation Consultant:	Howard Stein Hudson 11 Beacon Street, Suite 1010 Boston, MA 02108 (617) 482-7080 Elizabeth Peart

Civil Engineer:	H.W. Moore 112 Shawmut Avenue Boston, MA 02118 (617) 357-8145 Robert Carter
Landscape Architect	Pressley Associates 136 Lewis Wharf Boston, MA 02110 (617) 725-2877 Jay Emperor Marion Pressley
MEP Engineer & Fire Protection:	Allied Consulting Engineering Services, Inc. 215 Boston Post Road Sudbury, MA 01776 (978) 295-5103 John Wood
Geotechnical and Environmental Consultant:	McPhail Associates, LLC 2269 Massachusetts Avenue Cambridge, MA 02140 (617) 868-1420 Fatima Babic-Konjic
Energy Code Consultant	Resilient Buildings Group, Inc. 6 Dixon Avenue Concord, NH 03301 (603) 226-1009 Paul Leveille Chase Pennoyer
Building Code Consultant	Cosentini Associates, Inc. One Kendall Square, Suite B2204 Cambridge, MA 02139 (213) 279-3287 Rockwood Edwards
Surveyor	R.E. Cameron & Associates, Inc. 681 Washington Street Norwood, MA 02062 (781) 769-1777 Michael Maguire

James H. Greene
Direct Dial: 617-330-7097
E-mail: JGreene@rubinrudman.com
Return Address: Boston

October 5, 2017

VIA HAND DELIVERY

Ms. Maureen Feeney
City Clerk, Room 601
City of Boston
City Hall
Boston, MA 02201

RECEIVED
CITY CLERK'S OFFICE
2017 OCT -5 P 2:04
BOSTON, MA

**Re: 95 St. Alphonsus Street, Mission Hill
Bluestone Tremont LLC, Trustee of 1575 Tremont Realty Trust
c/o Wingate Companies
Article 80 Section 80B-8 Disclosure Statement**

Dear Ms. Feeney:

Enclosed please find a Disclosure Statement filed in accordance with Article 80, Section 80B-8 of the Boston Zoning Code.

I would appreciate your acknowledging receipt of this letter and the statement and returning a copy of the same to this office.

If you have any questions concerning this matter, please do not hesitate to call me.

Very truly yours,


James H. Greene

JHG/dmw
Enclosure

cc: Mark S. Schuster, Principal, Wingate
Michael A. Siciliano, Vice President Acquisitions, Wingate
J. Ralph Cole